## CASE#**2020-019**RESOLUTION NUMBER \_\_\_\_\_\

# GRANTING A REZONING AND A VARIANCE FOR CERTAIN PROPERTY LOCATED AT 1450 BUFFALO-MECHANICSBURG ROAD, DAWSON SANGAMON COUNTY, ILLINOIS

WHEREAS, the Zoning Board of Appeals has presented to the Sangamon County Board, Sangamon County, Illinois, its Findings of Fact and Recommendation that the Sangamon County Board grant a rezoning and a variance to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

#### See Exhibit A

WHEREAS, the Petitioner, Travis Heck, has petitioned the Sangamon County Board requesting for Proposed Parcel 1: pursuant to Chapters 17.68 and 17.12, a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District; and, pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width; and,

WHEREAS, a public hearing was held via Zoom on **November 19, 2020** after proper notice was posted on said property and given by news publication, as is required by said Ordinance, and all procedural and jurisdictional requirements of the Sangamon County Zoning Ordinance have been met; and,

WHEREAS, the Sangamon County Zoning Board of Appeals has presented to the Sangamon County Board of Sangamon County its Findings of Fact and Recommendation that the Sangamon County Board grant a rezoning and a variance; and,

WHEREAS, the Sangamon County Board does hereby adopt the recommendation of the Sangamon County Zoning Board of Appeals.

NOV 2 3 2020

Case #2020-019 Page 1 of 13

2-2

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 8<sup>th</sup> Day of December, 2020 that the following request(s) on the above described property are hereby approved:

For Proposed Parcel 1:

• Pursuant to Chapters 17.68 and 17.12, a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District; and,

• Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.

Signed and passed by the Sangamon County Board in session on this 8<sup>th</sup> day of December, 2020.

COUNTY BOARD CHAIRMAN

ATTEST:

SANGAMON COUNTY CLERK

#### EXHIBIT A

The North 127 acres of the Southwest Quarter of Section 23; Except that part conveyed to the People of the State of Illinois for the use of the Department of Transportation recorded February 14, 1974, as Document No. 361194 in Book 671 at Page 537.

Also, excepting Commencing at the Northwest corner of the Southwest Quarter of Section 23, Township 16 North, Range 3 West of the Third Principal Meridian; thence South on the West line of said Quarter Section, 264.85 feet; thence East on a line forming an 89 degrees 30 minutes angle with said West line (as measured from North to East), 82.00 feet to the point of beginning of the tract to be described; thence continue East on prolongation of said line, 209.00 feet; thence South on a line parallel with the West line of said Southwest Quarter Section, 209.00 feet; thence West on a line forming a 90 degree 30 minutes angle with last described course (as measured from North to West), 209.00 feet; thence North on a line 209.00 feet to the point of beginning on the tract herein described in Sangamon County, Illinois containing one acre, more or less. Pursuant to the survey of Donald W. Frey. Sangamon County, Illinois.

Parcel Number: 16-23.0-300-007.

#### RECAP

(For County Board Use)

COUNTY BOARD MEMBER:

#3

NAME:

**David Mendenhall** 

DOCKET NUMBER: 2020-019

ADDRESS: 1450 Buffalo-Mechanicsburg Road, Dawson, IL 62520

PETITIONER: Travis Heck

PRESENT ZONING CLASSIFICATION: "A" Agricultural District.

REQUESTED ZONING CLASSIFICATION: For Proposed Parcel 1: pursuant to Chapters 17.68 and 17.12, a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District; and, pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.

AREA:

124.48 acres

COMMENTS:

None

**OBJECTORS:** 

None

PLANNING COMMISSION STAFF RECOMMENDATION: Recommend denial of the requested variance. The petitioner did not provide a reason why the subject property could not be used economically if the variance was not granted. Staff also has concerns allowing a proposed parcel with a lot depth that is more than 27 times the lot width when the code calls for the lot depth to be no greater than 2.5 times the lot width. While the subject property does have an area of floodplain, the subject property is also approximately 124 acres, so there is ample area outside the floodplain without topography issues to divide the subject property for a residence in compliance with the ordinance. Due to the recommended denial of the requested variance, staff recommends denial of the requested R-1 zoning for proposed parcel 1 and feels R-1 for the entire 124 acres is not appropriate.

AMENDED: Recommend approval based on the new site plan that was submitted by the petitioner. While the LESA score of 176 indicates the property is suitable for agricultural use only, residences on parcels less than 10 acres have been established in this area across Buffalo-Mechanicsburg Road, establishing a rural residential trend. While the revised site plan still requires the lot-width-depth variance, the lot depth will now be 9 times the lot width, which is more consistent with the lot-width-depth ratio for other area properties. The Standards for Variation are met.

SANGAMON COUNTY ZONING BOARD OF APPEALS RECOMMENDATION:

Approval of the Amended Staff Recommendation.

#### SANGAMON COUNTY ZONING BOARD OF APPEALS

#### SANGAMON COUNTY, ILLINOIS

	)	Dawson, IL 62520
	)	1450 Buffalo-Mechanicsburg Road
	)	PROPERTY LOCATED AT:
Travis Heck	)	
IN THE MATTER OF THE PETITION OF:	)	DOCKET NO: <b>2020-019</b>

#### RECOMMENDATION OF THE ZONING BOARD OF APPEALS

THIS MATTER, Coming on for a hearing before the Sangamon County Zoning Board of Appeals of Sangamon County, Illinois, and it appearing to said Board that a petition for a **rezoning and a variance** of the Zoning Regulations of said County has been filed herein by the above captioned petitioner(s); that legal publication has been made pursuant to law; and that a public hearing was held on **November 19, 2020** pursuant to law; and that said Board took testimony of witnesses, examined the evidence, and otherwise being fully advised in the premises, therefore finds as follows:

- 1. That said Board has jurisdiction to consider the petition filed herein.
- 2. That the above-captioned petitioner(s) is the owner(s) and/or has a beneficial interest in, contract to purchase, or is the County Board Member representing the property commonly known as: 1450 Buffalo-Mechanicsburg Road, Dawson, IL 62520 and more particularly described as:

See Exhibit A

- 3. That the present zoning of said property is "A" Agricultural District.
- 4. That the present land use of said property is **Agricultural**.
- 5. That the proposed land use of said property is Single-family residence and agricultural.
- 6. That the request(s) for the subject property are for Proposed Parcel 1: pursuant to Chapters 17.68 and 17.12, a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District; and, pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.
- 7. That required findings and standards of the Sangamon County Board of Appeals are accurately stated on the attached exhibit(s).
- 8. The evidence adduced at the hearing **does** support the proposition that the adoption of the proposed **rezoning and a variance** is in the public interest and is not solely in the interest of the petitioner(s).

IT IS, THEREFORE, the recommendation of the Sangamon County Zoning Board of Appeals to the County Board of Sangamon County that the following request(s) are hereby approved:

#### For Proposed Parcel 1:

- Pursuant to Chapters 17.68 and 17.12, a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District; and,
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.

Charles Chinestes CHAIRMAN

## MINUTES OF THE SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Tony Mares**, which was duly seconded by **Charlie Chimento**, to concur with the amended findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the following request(s) **are hereby approved:** For Proposed Parcel 1:

- Pursuant to Chapters 17.68 and 17.12, a rezoning from "A" Agricultural District to "R-1" Single-Family Residence District; and,
- Pursuant to Chapter 17.66, a variance of Chapter 17.04 (Lot depth) to allow the lot depth to be greater than two and one-half (2.5) times the lot width.

The vote of th	e Board was as follows:
YES:	Charlie Chimento, Tony Mares, Don Wulf, Andrew Spiro, Phil Sidles
NO:	
PRESENT:	$\gamma$
ABSENT:	RECORDING SECRETARY

### SANGAMON COUNTY RECOMMENDED - FINDINGS OF FACT

Case #: 2020-019

Address: 1450 Buffalo-Mechanicsburg Rd., Dawson

(i) Existing uses of property within the general area of the property in question.

North, South, & West – Residence and cropland. East – Cropland.

(ii) The zoning classification of property within the general area of the property in question.

North, East, & South – Agricultural. West – R-1 & Agricultural.

(iii) The suitability of the property in question to the uses permitted under the existing zoning classification.

While the LESA score of 176 indicates the property is suitable for agricultural use only, residences on parcels less than 10 acres have been established in this area across Buffalo-Mechanicsburg Road, establishing a rural residential trend.

(iv) The trend of development, within the vicinity since the property was originally classified.

The trend of development is mainly agricultural with some single-family residences in the area. In 2012, R-1 and variances for one parcel less than 40 acres and for the lot depth to exceed 2.5 times the lot width were granted to split an existing single-family residence from the agricultural land to the west of the subject property.

## AMENDED SANGAMON COUNTY RECOMMENDED - STANDARDS FOR VARIATIONS

Case #: 2020-019

Address: 1450 Buffalo-Mechanicsburg Rd., Dawson

The Zoning Board of Appeals shall not recommend to the Sangamon County Board that the regulations of this ordinance be varied as authorized in F. (1) hereof, unless it shall make findings of fact based upon the evidence presented to it in each specified case:

(i) that the property in question cannot be economically used or yield a reasonable return, if permitted to be used only for the conditions allowed by the regulations.

The petitioner did not provide a reason why the subject property could not be used economically if the variance was not granted. Staff also has concerns allowing a proposed parcel with a lot depth that is more than 27 times the lot width when the code calls for the lot depth to be no greater than 2.5 times the lot width.

<u>AMENDED</u>: While the revised site plan still requires the lot-width-depth variance, the lot depth will now be 9 times the lot width, which is more consistent with the lot-width-depth ratio for other area properties.

(ii) that the plight of the owner is due to circumstances unique to the property and not generally applicable to other property in the area.

While the subject property does have an area of floodplain, the subject property is also approximately 124 acres, so there is ample area outside the floodplain without topography issues to divide the subject property for a residence in compliance with the ordinance.

AMENDED: The revised site plan will now preserve all of the existing cropland.

(iii) that the variation, if granted, will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent property, increase the congestion of traffic, or diminish or impair property values in the locality.

While legally the proposed parcel is not a flag lot, it does have the appearance of a severe flag lot. Placement of a residential parcel more than 2,100 feet from the road makes it difficult for emergency vehicles to identify the location of the property should emergency services be needed.

<u>AMENDED</u>: Negative impacts are not anticipated since the amended site plan shows the lot depth will only be 1,000 feet from the road, which will be easier for emergency vehicles to identify the location of the property.

#### LAND EVALUATION AND SITE ASSESSMENT

Part 1: Site Assessment	Available Points	Points
AGRICULTURAL/RURAL LAND WITHIN .5 MILE		
90% or more	20	
75-89%	10	20
50-74%	5	20
Under 50%	0	
CONTIGUOUS AGRICULTURAL/RURAL LAND		
90% or more	20	
75-89%	10	20
50-74%	5	20
Under 50%	0	
PERCENTAGE OF SITE AGRICULTURAL/RURAL		
75-100%	10	
50-74%	5	10
Under 50%	0	
COUNTY SECTOR		
Rural	20	
0.5 mile from incorporated area	10	10
Incorporated area	0	
SOIL WITH SEVERE RESTRICTIONS FOR ON-SITE WA	ASTE DISPOSAL	
75% or more	20	
50-74%	10	5
25-49%	5	5
Less than 25% or sewer available	0	
ENVIRONMENTAL IMPACT OF PROPOSED USE	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Negative impact	15	
Little or none with protective measures	5	5
Little or none	0	
IMPACT ON UNIQUE HISTORICAL/CULTURAL FEATUR	 RES	
Negative impact	10	0
No impact	0	U

SITE ASSESSMENT TOTAL		105
Less than 15 minutes	0	
15-30 minutes	5	0
Over 30 minutes	10	_
DRIVING TIME TO HIGH SCHOOL		
0-2.5 miles	0	
2.6-5 miles	5	
More than 5 miles or fire protection by assignment	10	0
Not in fire protection district	20	
DISTANCE FROM RESPONDING FIREHOUSE		
Public water available at site	0	
Less than 1,000' away	5	20
1,000-1,500' away	15	20
Not available	20	
AVAILABILITY OF PUBLIC WATER		
Sewer 600' or less away and available	0	
Private central sewage system	5	
Sewer over 600'-1200' away	8	15
Not available	15	
AVAILABILITY OF PUBLIC SEWER		
> 20' pavement, 40' ROW or County or State Highway	<u>U</u>	
18'-20' pavement, 40' ROW	0	
16'-18' pavement, 40' ROW	15 10	0
unpaved, <40' ROW, or < 16' pavement	20	
CONDITION OF ROAD	00	

Part 2: Agricultural Land Evaluation (Based on Sangamon County Soil Survey)

Relative

Soil         Name         Type         ½         Value         Points           198A         Elburn         P         100         100           199A         Plano         P         100         100           43A         Ipava         P         100         100           7148A         Proctor         P         100         100           46A         Herrick         P         100         100           705A         Buckhart         P         98         100           705A         Buckhart         P         98         98           199B         Plano         P         98         98           36B         Tama         P         98         98           244A         Hartsburg         P2         98         88           68A         Sable         P2         98         87           679B         Blackberry         P         87         23           684B         Osco         P         27         87         23           684B         Dsackhart         P         87         23           127B         Harrison         P         87         23					Relative	
199A	<u>Soil</u>	<u>Name</u>	<u>Type</u>	<u>%</u>	<u>Value</u>	<u>Points</u>
43A         Ipava         P         100           7148A         Proctor         P         100           46A         Herrick         P         100           7037A         Worthen         P         100           705A         Buckhart         P         98           199B         Plano         P         98           36B         Tama         P         98           244A         Hartsburg         P2         98           247A         Hartsburg         P2         98           257A         Clarksdale         P2         98           68A         Sable         P2         87           679B         Blackberry         P         87           705B         Buckhart         P         87           86B         Osco         P         27         87         23           84B         Broadwell         P         87         23           127B	198A	Elburn	Р		100	
7148A         Proctor         P         100           46A         Herrick         P         100           7037A         Worthen         P         100           705A         Buckhart         P         98           199B         Plano         P         98           36B         Tama         P         98           244A         Hartsburg         P2         98           244A         Hartsburg         P2         98           244A         Hartsburg         P2         98           257A         Clarksdale         P2         98           68A         Sable         P2         87           679B         Blackberry         P         87           705B         Buckhart         P         87           86B         Osco         P         27         87           86B         Osco         P         27         87           86B         Dsco         P         27         87           86B         Osco         P         27         87           86B         Osco         P         27         87           712A         Spaulding	199A	Plano	Р		100	
46A         Herrick         P         100           7037A         Worthen         P         100           705A         Buckhart         P         98           199B         Plano         P         98           36B         Tama         P         98           244A         Hartsburg         P2         98           257A         Clarksdale         P2         98           68A         Sable         P2         98           679B         Blackberry         P         87           705B         Buckhart         P         87           86B         Osco         P         27         87         23           684B         Broadwell         P         87         23           86B         Osco         P         27         87         23           884B         Broadwell         P         87         23           86B         Osco         P         27         87         23           8712A         Spaulding         P2         87         23           127B         Harrison         P         37         37         37           127A	43A	Ipava	Р		100	
7037A         Worthen         P         100           705A         Buckhart         P         98           199B         Plano         P         98           36B         Tama         P         98           244A         Hartsburg         P2         98           257A         Clarksdale         P2         98           68A         Sable         P2         87           679B         Blackberry         P         87           705B         Buckhart         P         87           86B         Osco         P         27         87         23           684B         Broadwell         P         87         7         23           684B         Broadwell         P         87         23         87         7         23           684B         Broadwell         P         87         23         87         7         23         88         7         7         23         88         7         12         88         7         12         87         23         87         23         87         12         38         87         12         38         7         12         <	7148A	Proctor	Р		100	
7037A         Worthen         P         100           705A         Buckhart         P         98           199B         Plano         P         98           36B         Tama         P         98           244A         Hartsburg         P2         98           247A         Clarksdale         P2         98           68A         Sable         P2         87           679B         Blackberry         P         87           705B         Buckhart         P         87           86B         Osco         P         27         87         23           684B         Broadwell         P         87         23           712A         Spaulding         P2         87         23           127B         Harrison         P         87         249         87         249A         Edinburg	46A	Herrick	Р		100	
705A         Buckhart         P         98           199B         Plano         P         98           36B         Tarma         P         98           244A         Hartsburg         P2         98           257A         Clarksdale         P2         98           68A         Sable         P2         87           679B         Blackberry         P         87           705B         Buckhart         P         87           86B         Osco         P         27         87         23           864B         Broadwell         P         87         23           127B         Harrison         P         87         24           127B         Harrison         P         87         24           134A         C	7037A	Worthen	Р		100	
199B         Plano         P         98           36B         Tama         P         98           244A         Hartsburg         P2         98           257A         Clarksdale         P2         98           68A         Sable         P2         87           679B         Blackberry         P         87           705B         Buckhart         P         87           86B         Osco         P         27         87         23           684B         Broadwell         P         87         23           712A         Spaulding         P2         87         23           127B         Harrison         P         87         242A         48         48         249A         Edinburg         87         242A         87	705A	Buckhart	Р		98	
36B         Tama         P         98           244A         Hartsburg         P2         98           257A         Clarksdale         P2         98           68A         Sable         P2         87           679B         Blackberry         P         87           705B         Buckhart         P         87           86B         Osco         P         27         87           86B         Broadwell         P         87           50A         Virden         P2         87           712A         Spaulding         P2         87           127B         Harrison         P         87           134A         Cendall         P2         87			Р		98	
244A         Hartsburg         P2         98           257A         Clarksdale         P2         98           68A         Sable         P2         87           679B         Blackberry         P         87           705B         Buckhart         P         87           86B         Osco         P         27         87         23           684B         Broadwell         P         87         23           50A         Virden         P2         87         712A         Spaulding         P2         87           712A         Spaulding         P2         87         87         36         33           127B         Harrison         P         87         36         33         37         31         37         36         37         31         37         36         37         36         37         31         37						
257A         Clarksdale         P2         87           68A         Sable         P2         87           679B         Blackberry         P         87           705B         Buckhart         P         87           86B         Osco         P         27         87           86B         Broadwell         P         87           50A         Virden         P2         87           712A         Spaulding         P2         87           127B         Harrison         P         87           136A         Shiloh         P2         87			P2			
68A         Sable         P2         87           679B         Blackberry         P         87           705B         Buckhart         P         87           705B         Buckhart         P         87           86B         Osco         P         27         87           684B         Broadwell         P         87           50A         Virden         P2         87           712A         Spaulding         P2         87           127B         Harrison         P         87           3077A         Huntsville         P3         87           138A         Shiloh         P2         87           249A         Edinburg         P2         87           249A         Edinburg         P2         87           249A         Kendall         P2         87           7242A         Kendall         P2         87           134A         Camden         P         87           17A         Keomah         P2         87           3451A         Lawson         P3         23         75           3107A         Sawmill         P5         75		<del>-</del>				
679B         Blackberry         P         87           705B         Buckhart         P         87           86B         Osco         P         27         87         23           684B         Broadwell         P         87         23           50A         Virden         P2         87         7           50A         Virden         P2         87         7           712A         Spaulding         P2         87         7           127B         Harrison         P         87         3077A         Huntsville         P3         87         347           3077A         Huntsville         P3         87         249A         Edinburg         P2         87           249A         Edinburg         P2         87         7         249A         Kendall         P2         87           242A         Kendall         P2         87         7						
705B         Buckhart         P         87           86B         Osco         P         27         87         23           684B         Broadwell         P         87         23           50A         Virden         P2         87         77           712A         Spaulding         P2         87         77           127B         Harrison         P         87         387           127B         Harrison         P         87         387           127B         Harrison         P         87         242A           Shiloh         P2         87         249A         Edinburg         P2         87           249A         Edinburg         P2         87         242A         Kendall         P2         87           242A         Kendall         P2         87         74         74           134A         Camden         P         87         75         75           17A         Keomah         P2         87         37         36         37         37         37         3107A         Sawmill         P5         75         75         75         307A         75         307AA						
86B         Osco         P         27         87         23           684B         Broadwell         P         87         7           50A         Virden         P2         87         7           712A         Spaulding         P2         87         7           127B         Harrison         P         87         87           3077A         Huntsville         P3         87         87           138A         Shiloh         P2         87         87           249A         Edinburg         P2         87         87           249A         Kendall         P2         87         87           242A         Kendall         P2         87         87           134A         Camden         P         87         75         17           17A         Keomah         P2         87         17         17         3451A         Lawson         P3         23         75         17         17         3107A         Sawmill         P5         75         75         75         3074A         Radford         P3         0         75         3074A         Radford         P3         0         75		•				
684B         Broadwell         P         87           50A         Virden         P2         87           712A         Spaulding         P2         87           127B         Harrison         P         87           3077A         Huntsville         P3         87           138A         Shiloh         P2         87           249A         Edinburg         P2         87           242A         Kendall         P2         87           7242A         Kendall         P2         87           134A         Camden         P         87           17A         Keomah         P2         87           3451A         Lawson         P3         23         75         17           3107A         Sawmill         P5         75         75           7075B         Drury         P         75         88           3074A         Radford         P3         0         75           3073A         Ross         P3         75         2           279B         Rozetta         P         3         75         2           45A         Denny         P2         75				27		23
50A         Virden         P2         87           712A         Spaulding         P2         87           127B         Harrison         P         87           3077A         Huntsville         P3         87           138A         Shiloh         P2         87           249A         Edinburg         P2         87           242A         Kendall         P2         87           7242A         Kendall         P2         87           134A         Camden         P         87           17A         Keomah         P2         87           17A         Keomah         P2         87           3451A         Lawson         P3         23         75         17           3107A         Sawmill         P5         75         75           7075B         Drury         P         75         8396A         Vesser         P2         75           3073A         Ross         P3         75         2           279B         Rozetta         P         3         75         2           45A         Denny         P2         75         75           134B<				21		20
712A         Spaulding         P2         87           127B         Harrison         P         87           3077A         Huntsville         P3         87           138A         Shiloh         P2         87           249A         Edinburg         P2         87           242A         Kendall         P2         87           7242A         Kendall         P2         87           134A         Camden         P         87           17A         Keomah         P2         87           3451A         Lawson         P3         23         75         17           3107A         Sawmill         P5         75         75           7075B         Drury         P         75         75           8396A         Vesser         P2         75         75           3073A         Ross         P3         75         2           279B         Rozetta         P         3         75         2           45A         Denny         P2         75         75         1           134B         Camden         P         75         75         1						
127B         Harrison         P         87           3077A         Huntsville         P3         87           138A         Shiloh         P2         87           249A         Edinburg         P2         87           242A         Kendall         P2         87           7242A         Kendall         P2         87           134A         Camden         P         87           17A         Keomah         P2         87           3451A         Lawson         P3         23         75         17           3107A         Sawmill         P5         75         75           7075B         Drury         P         75         75           8396A         Vesser         P2         75         75           3074A         Radford         P3         0         75           3073A         Ross         P3         75         2           279B         Rozetta         P         3         75         2           45A         Denny         P2         75         75           134B         Camden         P         75         75           134C						
3077A         Huntsville         P3         87           138A         Shiloh         P2         87           249A         Edinburg         P2         87           242A         Kendall         P2         87           7242A         Kendall         P2         87           134A         Camden         P         87           17A         Keomah         P2         87           3451A         Lawson         P3         23         75         17           3107A         Sawmill         P5         75         75           7075B         Drury         P         75         8396A         Vesser         P2         75           3074A         Radford         P3         0         75         3073A         Ross         P3         75           3284A         Tice         P3         75         2         2           45A         Denny         P2         75         2           45A         Denny         P2         75         2           134B         Camden         P         75         75           3405A         Zook         P5         75         75						
138A         Shiloh         P2         87           249A         Edinburg         P2         87           242A         Kendall         P2         87           7242A         Kendall         P2         87           134A         Camden         P         87           17A         Keomah         P2         87           3451A         Lawson         P3         23         75         17           3107A         Sawmill         P5         75         7075B         Drury         P         75         8396A         Vesser         P2         75         75         75         3074A         Radford         P3         0         75         3073A         Ross         P3         75         20         75         3073A         Ross         P3         75         20         75         3073A         Rosetta         P         3         75         2         20         75         3074A         20         75         20         75         20         75         3074A         20         75         30         75         20         20         75         30         75         20         20         75         30						
249A       Edinburg       P2       87         242A       Kendall       P2       87         7242A       Kendall       P2       87         134A       Camden       P       87         17A       Keomah       P2       87         3451A       Lawson       P3       23       75       17         3107A       Sawmill       P5       75       75       75         7075B       Drury       P       75       8396A       Vesser       P2       75       75       75         3074A       Radford       P3       0       75						
242A       Kendall       P2       87         7242A       Kendall       P2       87         134A       Camden       P       87         17A       Keomah       P2       87         3451A       Lawson       P3       23       75       17         3107A       Sawmill       P5       75       75       75         7075B       Drury       P       75       75       75         8396A       Vesser       P2       75       75       75         3074A       Radford       P3       0       75       3074A       Radford       P3       75       2         3073A       Ross       P3       75       2       2       75       2         279B       Rozetta       P       3       75       2       2       45A       Denny       P2       75       2       2       45A       Denny       P2       75       2       75       134B       Camden       P       75       75       134B       Camden       P       75       75       75       134B       75       2       75       75       75       75       75       75						
7242A         Kendall         P2         87           134A         Camden         P         87           17A         Keomah         P2         87           3451A         Lawson         P3         23         75         17           3107A         Sawmill         P5         75         75           7075B         Drury         P         75         75           8396A         Vesser         P2         75         75           3074A         Radford         P3         0         75           3073A         Ross         P3         75         2           279B         Rozetta         P3         75         2           279B         Rozetta         P         3         75         2           45A         Denny         P2         75         2           134B         Camden         P         75         75           112A         Cowden         P2         75         75           685B         Middletown         P         75         75           3405A         Zook         P5         75         75           36C2         Tama         I		_				
134A         Camden         P         87           17A         Keomah         P2         87           3451A         Lawson         P3         23         75         17           3107A         Sawmill         P5         75         75           7075B         Drury         P         75         8396A         Vesser         P2         75           8396A         Vesser         P2         75         75         75         75           3074A         Radford         P3         0         75         75         75         3073A         Ross         P3         75         75         75         75         22         75         75         22         75         22         75         22         75         22         75         22         75         22         75         22         75         22         75         22         75         22         75         75         22         75						
17A       Keomah       P2       87         3451A       Lawson       P3       23       75       17         3107A       Sawmill       P5       75       75         7075B       Drury       P       75       8396A       Vesser       P2       75         8396A       Vesser       P2       75       20       75       20       75       20       75       20       75       20       75       20       20       75       20						
3451A       Lawson       P3       23       75       17         3107A       Sawmill       P5       75       75         7075B       Drury       P       75       75         8396A       Vesser       P2       75       20         3074A       Radford       P3       0       75       30         3073A       Ross       P3       75       20       75       32       75       20        20						
3107A       Sawmill       P5       75         7075B       Drury       P       75         8396A       Vesser       P2       75         3074A       Radford       P3       0       75         3073A       Ross       P3       75         3284A       Tice       P3       75         279B       Rozetta       P       3       75         279B       Rozetta       P       3       75       2         45A       Denny       P2       75       2         134B       Camden       P       75       75       12         685B       Middletown       P       75       75       12       12       75       12       12       15 <t< td=""><td></td><td></td><td></td><td></td><td></td><td>4=</td></t<>						4=
7075B         Drury         P         75           8396A         Vesser         P2         75           3074A         Radford         P3         0         75           3073A         Ross         P3         75         2           3284A         Tice         P3         75         2           279B         Rozetta         P         3         75         2           45A         Denny         P2         75         2           134B         Camden         P         75         12           112A         Cowden         P2         75         12           685B         Middletown         P         75         13           3405A         Zook         P5         75         13           36C2         Alvin         P         75         15           86C2         Osco         I         20         74         15           36C2         Tama         I         74         11           119C2         Elco         I         74         11           119D         Elco         I         74         74           119D2         Elco <t< td=""><td></td><td></td><td></td><td>23</td><td></td><td>17</td></t<>				23		17
8396A       Vesser       P2       75         3074A       Radford       P3       0       75         3073A       Ross       P3       75         3284A       Tice       P3       75         279B       Rozetta       P       3       75         45A       Denny       P2       75         134B       Camden       P       75         112A       Cowden       P2       75         685B       Middletown       P       75         3405A       Zook       P5       75         131C2       Alvin       P       75         86C2       Osco       I       20       74       15         86C2       Tama       I       74       15         684C2       Broadwell       I       74       19D       Elco       I       74         119D       Elco       I       74       74       19D       10       74       74         119D2       Elco       I       10       74       74       74       76         19D       Elco       I       10       74       74       74       74       7						
3074A       Radford       P3       0       75         3073A       Ross       P3       75         3284A       Tice       P3       75         279B       Rozetta       P       3       75         45A       Denny       P2       75         134B       Camden       P       75         112A       Cowden       P2       75         685B       Middletown       P       75         3405A       Zook       P5       75         131C2       Alvin       P       75         86C2       Osco       I       20       74       15         36C2       Tama       I       74       15         684C2       Broadwell       I       74       15         119D       Elco       I       74       74         119D       Elco       I       74       74         119D2       Elco       I       10       74       7         567C2       Elkhart       I       10       74       7		-				
3073A       Ross       P3       75         3284A       Tice       P3       75         279B       Rozetta       P       3       75       2         45A       Denny       P2       75       134B       Camden       P       75       112A       Cowden       P2       75       685B       Middletown       P       75       3405A       Zook       P5       75       131C2       Alvin       P       75       86C2       Osco       I       20       74       15         86C2       Osco       I       20       74       15         36C2       Tama       I       74       15         684C2       Broadwell       I       74       19D       Elco       I       74       119D       Elco       I       74       119D       119D       10       74       74       119D       119D       110       74       74       119D       110       74       74       119D       110       74       119D       110       110       110       110       110       110       110       110       110       110       110       110       110       110       110 <t< td=""><td></td><td></td><td></td><td>_</td><td></td><td></td></t<>				_		
3284A       Tice       P3       75         279B       Rozetta       P       3       75       2         45A       Denny       P2       75       134B       Camden       P       75       112A       Cowden       P2       75       685B       Middletown       P       75       685B       Middletown       P       75       75       75       75       131C2       Alvin       P       75       76       76       76       76       74       15       74       74       76       74 </td <td></td> <td></td> <td></td> <td>0</td> <td></td> <td></td>				0		
279B       Rozetta       P       3       75       2         45A       Denny       P2       75         134B       Camden       P       75         112A       Cowden       P2       75         685B       Middletown       P       75         3405A       Zook       P5       75         131C2       Alvin       P       75         86C2       Osco       I       20       74       15         36C2       Tama       I       74       15         684C2       Broadwell       I       74       19D       Elco       I       74         119D       Elco       I       74       74       119D       10       74       7         567C2       Elkhart       I       10       74       7						
45A       Denny       P2       75         134B       Camden       P       75         112A       Cowden       P2       75         685B       Middletown       P       75         3405A       Zook       P5       75         131C2       Alvin       P       75         86C2       Osco       I       20       74       15         36C2       Tama       I       74       15         684C2       Broadwell       I       74       19D       Elco       I       74         119D       Elco       I       74       74       119D       Elco       I       74       74         119D2       Elco       I       10       74       7       76         567C2       Elkhart       I       10       74       7						_
134B       Camden       P       75         112A       Cowden       P2       75         685B       Middletown       P       75         3405A       Zook       P5       75         131C2       Alvin       P       75         86C2       Osco       I       20       74       15         36C2       Tama       I       74       15         684C2       Broadwell       I       74       19C2       Elco       I       74         119D       Elco       I       74       74       19D       19D       Elco       I       74       7         567C2       Elkhart       I       10       74       7       7				3		2
112A       Cowden       P2       75         685B       Middletown       P       75         3405A       Zook       P5       75         131C2       Alvin       P       75         86C2       Osco       I       20       74       15         36C2       Tama       I       74       684C2       Broadwell       I       74       119C2       Elco       I       74       119D       Elco       I       74       119D       Elco       I       74       74       119D       Elco       I       10       74       7       76		-				
685B       Middletown       P       75         3405A       Zook       P5       75         131C2       Alvin       P       75         86C2       Osco       I       20       74       15         36C2       Tama       I       74       74         684C2       Broadwell       I       74       74         119C2       Elco       I       74       74         119D       Elco       I       74       74         119D2       Elco       I       10       74       7         567C2       Elkhart       I       74       74						
3405A       Zook       P5       75         131C2       Alvin       P       75         86C2       Osco       I       20       74       15         36C2       Tama       I       74       74         684C2       Broadwell       I       74       74         119C2       Elco       I       74       74         119D       Elco       I       74       74         119D2       Elco       I       10       74       7         567C2       Elkhart       I       74       74						
131C2       Alvin       P       75         86C2       Osco       I       20       74       15         36C2       Tama       I       74       74         684C2       Broadwell       I       74       74         119C2       Elco       I       74       74         119D       Elco       I       74       74         127C2       Harrison       I       74       7         19D2       Elco       I       10       74       7         567C2       Elkhart       I       74       74	685B					
86C2       Osco       I       20       74       15         36C2       Tama       I       74       74         684C2       Broadwell       I       74       74         119C2       Elco       I       74       74         119D       Elco       I       74       74         119D2       Elco       I       10       74       7         567C2       Elkhart       I       74       74	3405A	Zook				
36C2       Tama       I       74         684C2       Broadwell       I       74         119C2       Elco       I       74         119D       Elco       I       74         127C2       Harrison       I       74         119D2       Elco       I       10       74       7         567C2       Elkhart       I       74       74	131C2	Alvin	Р		75	
684C2       Broadwell       I       74         119C2       Elco       I       74         119D       Elco       I       74         127C2       Harrison       I       74         119D2       Elco       I       10       74         567C2       Elkhart       I       74	86C2	Osco		20	74	15
119C2       Elco       I       74         119D       Elco       I       74         127C2       Harrison       I       74         119D2       Elco       I       10       74       7         567C2       Elkhart       I       74       74	36C2	Tama	1		74	
119D       Elco       I       74         127C2       Harrison       I       74         119D2       Elco       I       10       74       7         567C2       Elkhart       I       74       74	684C2	Broadwell	1		74	
127C2       Harrison       I       74         119D2       Eico       I       10       74       7         567C2       Elkhart       I       74       74	119C2	Elco	1		74	
127C2       Harrison       I       74         119D2       Elco       I       10       74       7         567C2       Elkhart       I       74       74	119D	Elco	1		74	
119D2       Elco       I       10       74       7         567C2       Elkhart       I       74	127C2	Harrison	1		74	
567C2 Elkhart I 74		Elco	1	10	74	7
			1		74	
			1		74	

2-13

259C2	Assumption			74	
685C2	Middletown	1		74	
280D2	Fayette		3	74	2
119D3	Elco	N		74	
259D2	Assumption	1		74	
212C2	Thebes	1		74	
630C2	Navlys	1		74	
630D2	Navlys	1		74	
630D3	Navlys	1		57	
131D2	Alvin	1		57	
8D	Hickory	1		50	
8D2	Hickory	1	5	50	3
280D3	Fayette	1		44	
8D3	Hickory	1		44	
8F	Hickory	N	5	44	2
549G	Marseilles	N		0	
533	Urban Land	N			
536	Dumps	N			
830	Orthents, Land	N			
862	Pits, Sand	N			
864	Pits, Quarries	N			
801C	Orthents, Silty	N			
W	Water				

Prime/Important Farmlands Designations:

P: Prime farmland

P2: Prime where drained

P3: Prime where protected from flooding or flooding is less often than once in two years during the growing season.

P5: Prime where drained and either protected from flooding or flooding is less often than once in two years during the growing season.

I: Important farmland

N: Not Prime/Important Farmland

AGRICULTURAL LAND EVALUATION TOTAL	71	
	GRAND TOTAL	176

Fewer than 150 points shall be deemed acceptable for non-agricultural development.

From 150 - 175 points is considered marginal requiring mitigating factors for non-ag development.

Greater than 175 points shall be considered suitable for agricultural use only.